TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The undersigned, legal owner(s) of the property situate in Baltimore County and nich is described in the description and plat attached hereto and made a part reof, hereby petition for a Variance from Section 1 B 0 2.3.C. 1 To permit sideyard setbacks of 5 ft tach

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1. Purchased lot eleven (11) years ago unaware of requirements for lot size and building setbacks.
- 2. Cannot acquire additional land to meet requirements.

instead of the required 10 ft each.

3. Impossible to build suitable house under current requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject or this Petition. Contract Purchaser: Legal Owner(s): Brenda Leona. Scott (Type or Print Name) XBresser Lleva SCare Signature Walter Scott for Petitioner: 11 Robinson Avenue 285-6158 (Type or Print Name) City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this of _____September__, 19_81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the ______ 15th ____ day of _December_ _A.__M.

Attorney's Telephone No.:

FILING

FOR

RECEIVED

Zoning Commissioner of Baltimore County.

_, 19_81 , at 9:30 o'clock

(over)

Baltimore County, Maryland Department Of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering ELLSWORTH N. DIVER, P. E., CHIEF

- -

December 1, 1972

Mr. S. Fric Fillenna Zoning Commissioner County Office Building Touson, Maryland 21204

> Re: Item #30 (1972-1973) Property Cumer: Velter, and Branda Scott
> N/-S of Feech Ard., 20 M/2 of Cherry Street
> Procent Zoning: D.R. 5.5 Fromosid Zoning: Verticaes from Section 1702.30 (1) to permit a lot which of ho feet instead of the required 55'; and to permit side yard setbacks of 5' instead of the required 10' on each cids District: Lth No. Acros: 40' x 135'

* Dear Mr. DiNama:

The following comments are furnished in regard to the plat submitted to this office for review by the Coming Advisory Committee in connection with the subject item.

Hickorys:

Footh Avenue, an existing public street, is proposed to be improved in the future as a 30-febr elegad-type residing errors-eaction on a 50-febr might-cl-way. Michaely improvements are not required at this time. However, highway right-of-way, including any necessary revertible easement for slopes will be required in connection with any grading or building permit application.

Sodiment Control:

Pevologican of this property through stripping, grading and stabilization could result in a societat pollution problem, dimering private and public holdings described of the respect. Apprehing paralt is, therefore, messeery for all grading, including the stripping of top suil.

Stoom Dynings

The Patitioner west provide necessary distinguifacilities (temporary or permanent) to provent creating any unicanous or demages to edjugant properties, especially by the concentration of purises we turns. Correction of any problem which may recult, due to improper grading or improver installation of drubnage facilities, would be the full responsibility of the Patitioner.

BALTIMORE COUNTY

ZONING PLANS

ADV!SORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #80 (1972-1973) Property Cumer: Walter and Erenda Scott Page 2 December 1, 1972

Water and Pariformy Sever:

Public water supply and sanitary sewerage are available to serve this property. However, it appears that additional fire hydrant protection may be required in the area.

> Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM:Fwn:ss

cc: John A. Somers John Loos

N-SE Key Sheet 23 NE 18 Position Sheet NE 6 3 Topo 81 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 4, 1981

111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Bureau of

Bureau of

Industrial

Development

Engineering

Department of

Zoning Administration

Mr. & Mrs. Walter Scott 11 Robinson Avenue Baltimore, Maryland 21222

> RE: Item No. 60 Petitioner - Walter Scott, et ux Variance Petition

Dear Mr. & Mrs. Scott:

Traffic Engine ing The Zoning Plans Advisory Committee has reviewed the plans State Foads Commission submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action Fire Prevention requested, but to assure that all parties are made aware of plans or Health Department problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with Project Planning the Zoning Commissioner with recommendations as to the suitability of Building Department the requested zoning. Board of Education

Inclosed are all comments submitted to this office from the cc. ttee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours.

NICHOLAS B. COMMODARI Chairman

NBC:bac

Enclosures

Zoning Plans Advisory Committee

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

October 19, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of September 22, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 58, 59, 60, & 61.

Traffic Engineering Associate II

MSF/r1j

BALTIMORE COUNTY

DEPARTMENT OF PUBLIC WORKS / TOWSON, MARYLAND 21204

HARPY J PISTEL P E DIPECTOR

October 26, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #60 (1981-1982) Property Cwner: Walter & Brenda Leona Scott N/WS Beech Ave. 40' N/E of Cherry St. Acres: 40 x 135 District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General:

The comments which were supplied in conjunction with the Zoning Adviscry Committee review of this property for Item 80 (1972-1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 60 (1901-1982).

Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley N-SE Key Sheet

23 NE 18 Pos. Sheet NE 6 E Topo 81 Tax Map

Attachment

OFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204

December 1, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60, Zoning Advisory Committee Meeting, September 22, 1981, are as follows:

Property Owner: Walter and Brenda Leona Scott Location: N'N/S Beech Avenue 40' N/E of Cherry Street Acres: 40 X 135 District: 14th

This affice has reviewed the subject perition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours, John Zevanblez John L. Wimbley

Planner III Current Planning and Development

JLW:rh

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/weuklxmot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /shouldkonox be granted.

Therefore, IT (S ORDERED by the Zoning Commissioner of Baltimore County, thi day of _______, 19.81____, that the herein Petition for Variance(s) to permit side yard setbacks of five feet in lieu of the required ten feet, for the expressed purpass of constructing a dwelling on Lot 71, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order subject, however, to the approval of the aforementioned site plan ly the

BALTIMORE COUNTY PUBLIC SCHOOLS

All of the above have no bearing on student population.

Towson, Maryland - 21204

Date: 9/22/81

Z.A.C. Meeting of: Sept. 22, 1981

Very truly yours)

Wm. Nick Petrovich, Assistant

Department of Planning

Department of Public Works and the Office of Planning and Zoning.

ORDER RECEIVED FOR

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date ___ Ceptember 23, 1981 FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #47 Joseph and Rose Wilder

Item #51 - The Co. onial Company

Item #52 - Frank J. Curreri, Sr.

item #54 - James C. and Laurel P. Strassberger

Item #56 - Eole B. Maranto

Item #59 - Joseph Carpentieri

/Item #60 - Walter and Brenda Leona Scott

Item #61 - Kenneth M. Hall, Sr.

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

RE: PETITION FOR VARIANCE NW/S Beech Ave., 40' NE of Cherry St., 14th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

WALTER SCOTT, et ux, Petitioners : Case N., 82-136-A

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority consained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection the rewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County

Rm. 223, Court House Towson, Maryland 21204 494-2138

I HEREBY CERTIFY that on this 20th day of November, 1931, a copy of the foregoing Order was mailed to Mr. and Mrs. Walter Scott, 11 Robinson Avenue, Baltimore, Maryland 21222, Petitioners.

John W. Hessian, III

管例。於 BALIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H REINCKE CHIEF

October 9, 1981

Nr. William Hammond Toning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RB: Property Owner: Walter and Brenda Leona Scott

Location: NW/S Beech Avenue 40' N/E of Cherry Street

Gentlemen:

Item No.: 60

Zoning Agenda: Meeting of September 22, 1981

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be loca id at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

· () 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall _ made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Cott Joseph 19/3/3/ Approved: LOGG M. M. Coggma

Planding Group Fire Prevention Bureau

Special Inspection Division

PALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

Norman E. Carber, Director FROM Office of Planning and Zoning

SUBJECT Petition No. 82-136-A Item 60

Petition for Variance Northwest side of Beech Avenue, 40 ft. Northeast of Cherry St. Petitioner- Walter Scott, et ux

Fourteenth District

HEARING: Tuesday, December 15, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this

December 3, 1981

NEG:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari October 26, 1981 Charles E. Burnham Zoning Advisory Committee Meeting SUBJECT September 22, 1981

> ITEM NO. 58 See Comments

ITEM NO. 59 Standard Comments

JITEM NO. 60 Standard Comments

ITEM NO. 61 See Comments

See Comments

Charles E. Burnham

Plans Review Chief

ITEM NO. 62

Mr. and Mrs. Walter Scott

11 Robinson Avenue

CEB:rrj

November 19, 1981

Baltimors, Maryland 21222

NOTICE OF HEARING

A CONTROL OF THE PROPERTY OF T

Petition for Variance NW/s Beech Avenue, 40' NE of Cherry Street

Case #82-136-A

Tuesday, December 15, 1981

TOWSON, MARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

cc: Mr. and Mrs. Anthony Farmer 1113 Sandystone Road - Apt. F. Baltimore, MD 21221

WNP/bp

Robert Y. Dubel, Superintendent

Mr. William E. Hammond Zoning Commissioner

Baltimore County Office Building

RE: Item No: 58, 59, 60, 61, 62

1111 West Chesapeake Avenue Towson, Maryland 21204

Property Owner:

Present Zoning: Proposed Zoning:

Location:

District:

No. Acres:

Dear Mr. Hammond:

ZONING:

Petition for Variance

LOCATION:

Northwest side of Beech Avenue, 40 ft. Northeast of Cherry St.

DATE & TIME: Tuesday, December 15, 1981 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Variance to permit side yard setbacks of 5 feet each instead of the required 10 feet each

The Zoning Regulation to be excepted as follows:

Section 1B02.3. C.1 - Minimum side yard setbacks in D. R. 5.5 Zone

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Walter Scott, et ux, as shown on plat plan filed with the Zoning D epartment

Hearing Date: Tuesday, December 15, 1981 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

The state of the s Mr+Mrs Walter Scott 11 Robinson Avenue Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your Petition has been received and accepted for filing this _

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

		es. Se es es	WILLIAM E. HAMMOND Zoning Commissioner				
Petitioner_	Valter Scott, et ux						
Petitioner's	Attorney		Reviewed by: Julolas B. Commodari				
		Salas Sa Salas Salas Sa	Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee				

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

The Control of the Co

County Office Building 111 W. Chesapeake Avenue Towson Maryland 21204

-	lowson, Marylat	10 21204			
Your Petition has been receive	ed this /O	day of	Sep	leubon.	1981.*
Filing Fee \$	75.00	Received: _	<u> </u>	Chec:	
				Cash	
If en # 60	• 21 - 3	1 -		Other	
MORE COUNTY, MARYLAND	No. 102619	Please	2.3		
OF FINANCE - REVENUE DIVISION	•	E. Hamr	mond, Z	oning Commis	sioner

TIMORE COUNTY, MARYLAND ICE OF FINANCE-REVENUE DIVISION SCITLLANEOUS CASH RECEIPT	No. 102619	E. Hammond, Zoning Commissioner
11/16/82 ACCOUNT 01-6C2		wed by UCK
AMOUNT \$25.	00	- I the Petition for assignment of a

RECEIVED Terry	L. Farmer
FOR: Filing F	ee for Case #82-136-A (Scott)

160 A 500	17	25.3
VALIDATION OR S	IGNATURE OF CASHIER	

ZONING DESCRIPTION

Beginning on the NW side of Beech Avenue, at the distance of 40 ft. NE of Cherry Street. Being Lot No.71 on the Plat of Cherry Heights, recorded in the land records of Baltimore County in Book 3, Folio 71. 14th. Election District

(73										
MAPPING		PROGRESS			SHEET					
Wall Map C		Cri	ginal	Duplicate		Tracing		200 Sheet		
date	by	date	Ьу	date	by	date	by	date	Ьу	
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Thank-you

Dear Mr. Kicharas					
In case you have to	notify	us,	please	call	:
Brenda or Walter Sco	tt		285-6	58	home
Terry or Anthony Far			687-1	573	home
_			396-4	605	offi
Brenda			284-0	660	offi
Terrv					

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3353

December 3, 1981

WELLIAM E. HAMMOND ZONING COMMIDSIONER

December 29, 1981

Mr. and Mrs. Walter Scott 11 Robinson Avenue Baltimore, Maryland 21222

Petition for Variance NW/s Beech Ave., 40' NE of Cherry St. Case #82-136-A

Dear Mr. and Mrs. Scott:

This is to advise you that ___\$43.33 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly yours, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 102689

01-662 12/28/81

AMOUNT \$43.33

RECEIVED Terry L. Farmer Posting & Advertising of Case #82-136-A(Scott)

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE 14th DISTRICT ZONING: Petition for Variance LOCATION: Northwest side of Brech Avenue, 40 ft. Northeast of TOWSON, aID., 19. 81. DATE & TIME: Tuesday, December 15, 1981 at 9:30 A M.
PUBLIC HEARING: Room 106, County Office Building, 111 W.
Chesaprake Avenue, Towaon, Maryland 21204 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zouing Commissioner of Baland published in Towson, Baltimore County, Md., oncexin reach imore County, by authority of the Zoning Act and Regulations of Bal-timore County will hold a public of limitation successive works before the little Position for Variance to permit side yard setbacks of 5 feet each day of ____beamber__, 19_51, the first publication instead of the required 10 feet each. The Zoning Regulation to be excepted as follows: Section 1802.3.C.1 — Minimum side yard setbacks in D.R. 5.5 Zone appearing on the 26th day of levember All that parcel of land in the Fourteenth Distric of Baltimore 19__8**1**_. County
Beginning on the NW side of
Beech Avenue, at the distance of
49 ft. NE of Cherry Street. Being
Lot No. 71 on the P.at of Cherry
Heights, recorded in the land records of Baltimore County in Book
3, Folio 71. 14th Election District
Being the property of Walter
Ecott, et ux, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Tuesday, Decemher 15, 1981 at 8:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order Of Cost of Advertisement, \$______

32-136-9

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: Cliffin for Contained Petitioner: Market Section Contained Location of property: Market Section Contained	5.f.S
Posted for: Letter for the first first first for the first	*******
Petitioner: 11 21 Color Meech 100 40.05	1
(Lenny 91	
Location of Signs: free My Rich and	
<i>C V</i>	
Posted by Alan (Ample) Date of return:	51
Posted by Signature	

By Order Of WILLIAM E. HAMMOND,

Zoning Commissioner of Baltimore County Nov. 26

Baltimore, Maryland 21222

Mr. & Mrs. Walter Scott

11 Robinson Avenue

<u>F</u>.

RE: Petition for Variances NW/S of Beech Avenue, 40' NE of Cherry Street - 14th Election District Walter Scott, et ux - Petitioners NO. 87-136-A (Item No. 60)

Dear Mr. & Mrs. Scott:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

14th District

cc: John W. Hessian, III, Esquire People's Counsel

The state of the second process of the second of the secon

Petition for Variance ZONING: Petition for Variance LOCATION: Northwest side of Beech Avenue, 40 ft. Northeast of Cherry St. DATE & TIME: Tues-

day, December 15, 1981 at 9:36 A.M.
PUBLIC HEARING: This is to Certify, That the annexed Room 105, County Office Building, 111 W. Chesa-peake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, was inserted in Ope Times, a newspaper printed will hold a public hearing: Petition for Variance to and published in Baltimore County, once in each permit side yard setbacks of 5 fee' each instead of the required 10 feet each
The Zoning Regulation
to be excepted as follows:
Section 1802.3.C.1.-Minimum side yard setbacks in D.R. 5.5 Zone
Ali that parcel of land in the Feurteenth District of Baltimore County

Beginning on the NW side of Beech Avenue, at the distance of 40 ft. NE of Cherry Street. Being Lot No. 71 on the Plat of Cherry Heights, recorder in the land records of Bas: nore County in Book 3, Folic 71.14th Election District. Being the preperty of Walter Scott, et ux, as shown on plat plan filed with the Zoning Depart ment.
Hearing Date Tresday,
December 15, 1981 at 9:30 A.M.
Public Hearing: Room
105, County Office Building, 111 W. Chesapeake Avenue, Towson. Maryland. BY ORDER O William E. Hammour

Zoning Commissioner of Baltimer & County







